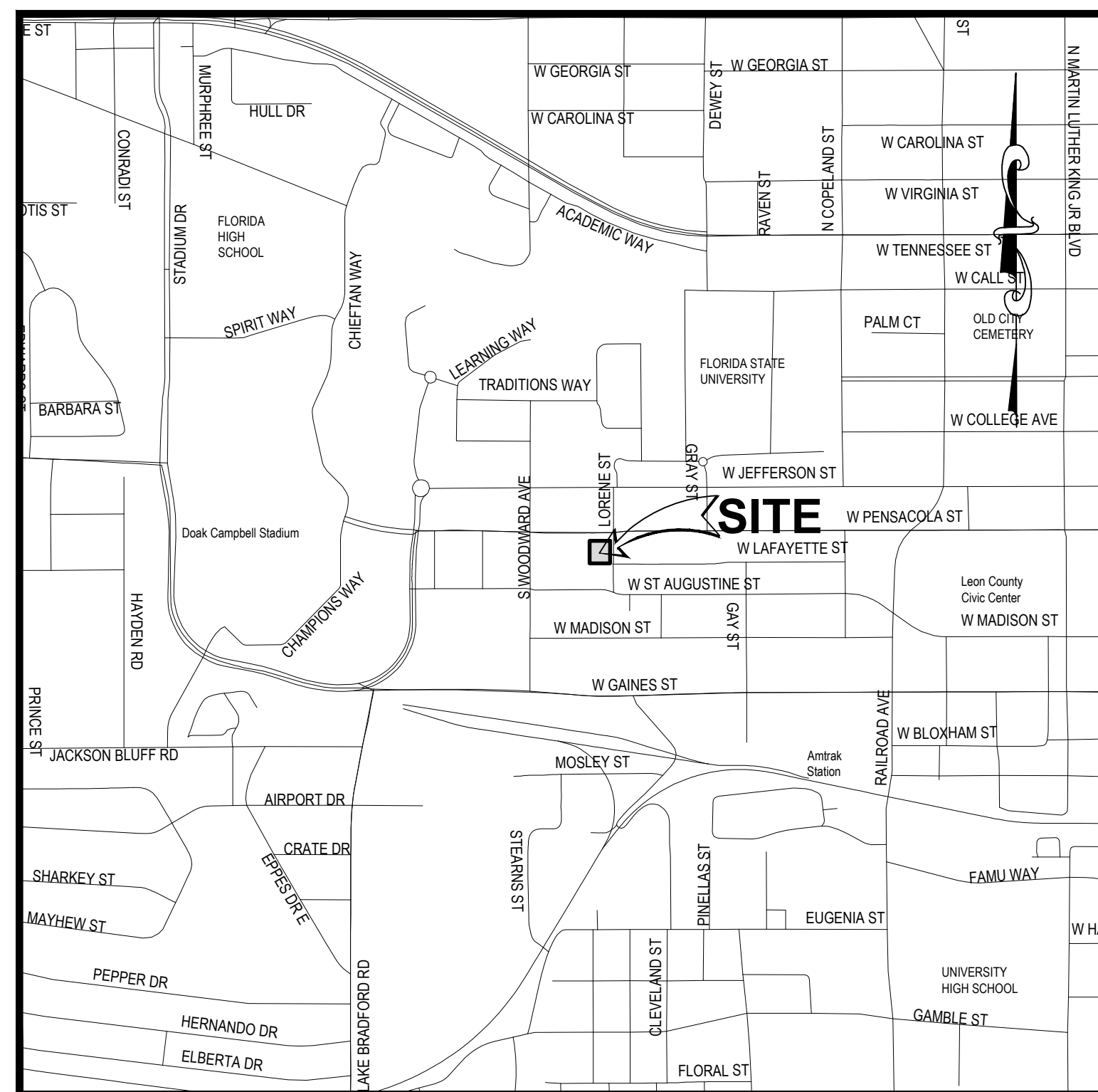


TYPE 'A' SITE PLAN

FOR

SIGMA CHI FRATERNITY

Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	EXISTING CONDITIONS
3.0	GEOMETRY PLAN
3.1	SIGHT DISTANCE AND CIRCULATION PLAN
3.2	ARCHITECTURAL BUILDING LEVELS
4.0	GRADING PLAN
4.1	SIDEWALK AND DRIVEWAY PROFILES
5.0	CONCEPTUAL UTILITY PLAN
6.0	DETAILS
LS1.0	CONCEPTUAL LANDSCAPE PLAN



LOCATION MAP
SCALE: 1" = 1000'

ELEVATIONS ARE BASED ON N.A.V.D. 88 DATUM.

DESIGN STANDARDS:

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH F.D.O.T. STANDARD PLANS AND SPECIFICATIONS FY2025-2026 AND THE CURRENT CITY OF TALLAHASSEE MINIMUM STANDARDS, REQUIREMENTS AND SUPPLEMENTAL SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY.

F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, FY2025-2026

F.D.O.T. STANDARDS PLANS FOR ROAD CONSTRUCTION, FY2025-2026

F.D.O.T. MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS (GREEN BOOK)

CITY OF TALLAHASSEE RIGHT-OF-WAY MANAGEMENT MANUAL, CURRENT EDITION

CITY OF TALLAHASSEE STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF
WATER AND WASTEWATER FACILITIES, CURRENT EDITION

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD)
CURRENT EDITION

PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), CURRENT EDITION

PROJECT DATA	
TAX I.D. NO.	213540 D0200
PROJECT NAME:	SIGMA CHI FRATERNITY
CLIENT NAME:	RICK HARPENEAU 19030 SE COUNTY LINE ROAD TEQUESTA/FLORIDA/33469
PREPARED BY:	MOORE BASS CONSULTING, INC. 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
ENGINEER OF RECORD:	BEN B. HOOD STATE OF FLORIDA, PROFESSIONAL ENGINEER LICENSE No. 69167 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
SURVEYOR OF RECORD:	LARRY D. DAVIS REG FL SURVEYOR No. 5254 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678

UTILITY PROVIDERS

WATER / SANITARY SEWER
CITY OF TALLAHASSEE
PHONE: (850) 694-8007

TELECOMMUNICATIONS
COMCAST CABLE
PHONE: (850) 574-4060

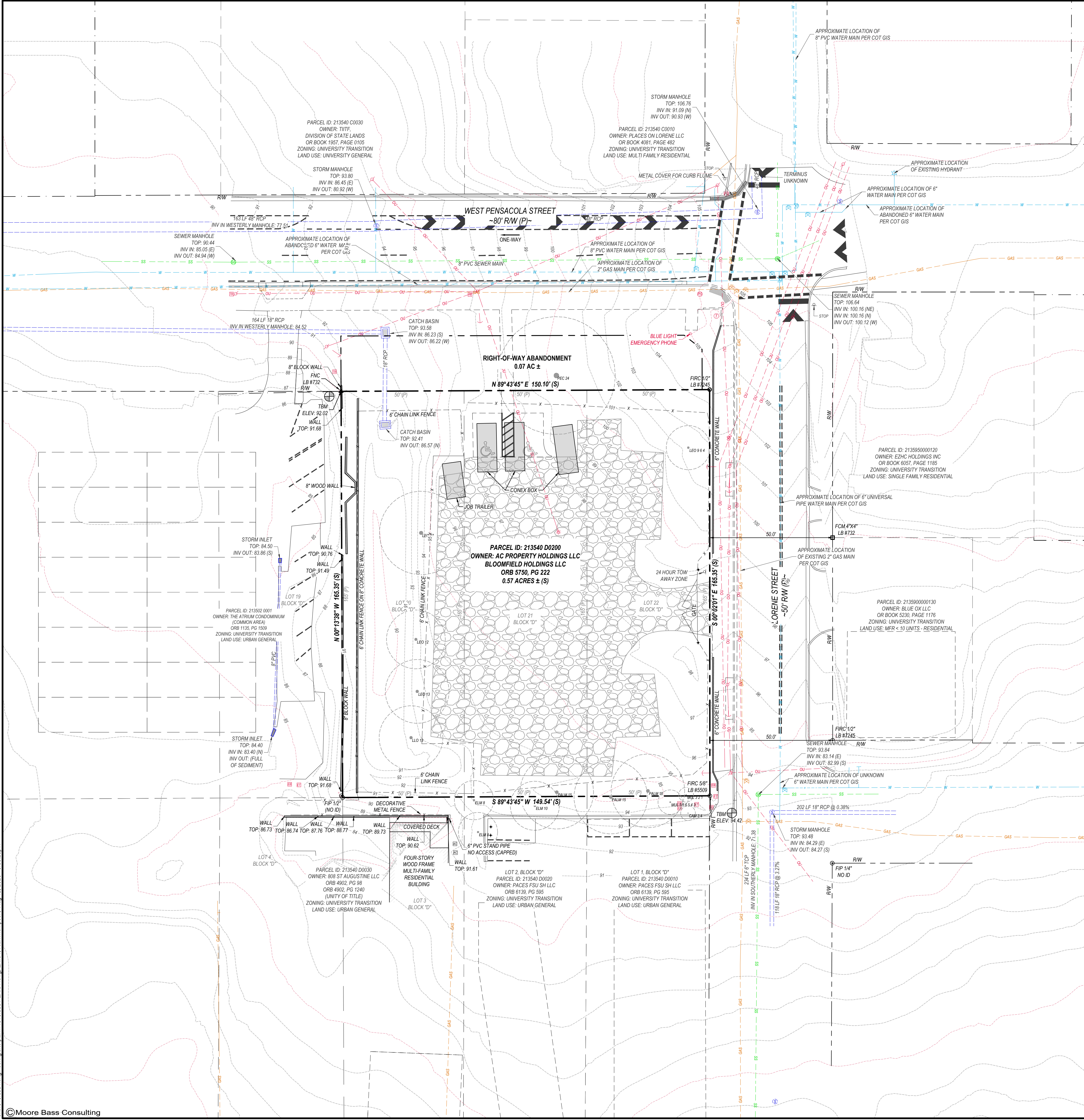
TELECOMMUNICATIONS
CENTURY LINK
PHONE: (850) 599-1444

GAS
CITY OF TALLAHASSEE
PHONE: (850) 891-5135

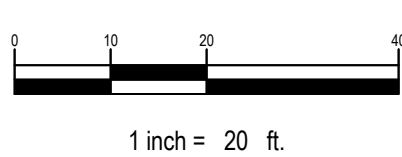
POWER
CITY OF TALLAHASSEE POWER -
DISTRIBUTION
PHONE: (850) 891-5019

TRAFFIC OPERATIONS
CITY OF TALLAHASSEE OPERATIONS
PHONE: (850) 891-2080

[illegible]



GRAPHIC SCALE



- GENERAL NOTES:
1. FIELD DATE: APRIL 16TH, 2026
 2. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
 3. THE MAPPED FEATURES SHOWN HEREON WERE PRODUCED UNDER THE RESPONSIBLE CHARGE OF THE SIGNING SURVEYOR AND MAPPER.
 4. HORIZONTAL DATA BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS WITH CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK AND REFERENCED TO THE FLORIDA NORTH ZONE, STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011 EPOCH 2010).
 5. ELEVATIONS BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS WITH CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK, USING THE FLORIDA DEPARTMENT OF TRANSPORTATION CUSTOM GEOID, FRANKFORD, AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988.
 6. GROUND DISTANCES AND MEASUREMENTS SHOWN HEREON IN US SURVEY FEET, UNLESS NOTED OTHERWISE.
 7. NO SUBSURFACE FOUNDATIONS OF THE BUILDINGS SHOWN HEREON OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 8. ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 9. ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD. GIS UTILITY LINES SHOWN HEREON WERE NOT LOCATED BY THIS SURVEY AND ARE TO BE CONSIDERED AN APPROXIMATION ONLY. DATA WAS PROVIDED BY THE CITY OF TALLAHASSEE.
 10. THE TREE SPECIES SHOWN HEREON WERE DETERMINED BY SURVEY FIELD CREWS TO THE BEST OF THEIR ABILITY. NEITHER THE SIGNING SURVEYOR NOR MOORE BASS MAKE ANY GUARANTEE AS TO THE SPECIES SHOWN HEREON. CONSULT A PROFESSIONAL IF EXACT SPECIES ARE NEEDED.
 11. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 12073C 0283 F, REVISED AUGUST 18, 2009 THE SUBJECT PROPERTY IS LOCATED IN ZONE "X".
 12. ALL REFERENCES TO RECORDED DOCUMENTS CONTAINED HEREIN ARE TO THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.
 13. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACTION OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.

STANDARD ABBREVIATIONS:

(P)	PLAT INFORMATION
(S)	SURVEY INFORMATION
AC	AIR CONDITIONER
DIP	DUCTILE IRON PIPE
E	EAST
ELEV	ELEVATION
FCM	FOUND CONCRETE MONUMENT (AS LABELED)
FIP	FOUND IRON PIPE (AS LABELED)
FIR	FOUND IRON ROD (AS LABELED)
FNC	FOUND NAIL AND CAP (AS LABELED)
GIS	GEOGRAPHIC INFORMATION SYSTEM
ID	IDENTIFICATION
INV	INVERT
LB#	LICENSED BUSINESS NUMBER
LF	LINEAR FEET
MH	MANHOLE
N	NORTH
ORB/P	OFFICIAL RECORDS BOOK AND PAGE
OU	OVERHEAD UTILITY
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
SSMH	SANITARY SEWER MANHOLE
TOW	TOP OF WALL
TBM	TEMPORARY BENCHMARK
W	WEST

TREE ABBREVIATIONS:

ABBREVIATION	COMMON NAME
CAM	CAMPBOR
ELM	ELM
LLO	LAUREL OAK
LEO	LIVE OAK
MUL	WHITE MULBERRY
PALM	PALM
PEC	PECAN

SYMBOL LEGEND:

	FOUND IRON ROD (AS LABELED)
	FOUND IRON PIPE (AS LABELED)
	FOUND CONCRETE / TERRA COTTA MONUMENT (AS LABELED)
	FOUND NAIL AND CAP (AS LABELED)
	UTILITY POLE
	GUY WIRE ANCHOR
	LIGHT POLE
	ELECTRIC BOX
	ELECTRIC TRANSFORMER
	WATER VALVE
	SANITARY SEWER MANHOLE
	CATCH BASIN
	STORM MANHOLE
	TELEPHONE BOX
	PEDESTRIAN SIGNAL POLE
	GAS VALVE
	BOLLARD
	AIR CONDITIONER UNIT
	SINGLE SUPPORT SIGN
	MAIL BOX

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- Landscape Architecture
- Environmental Permitting

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805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME

SIGMA CHI FRATERNITY

CLIENT NAME

RICK HARPENEAU
19030 SE COUNTY LINE ROAD
TEQUESTA/FLORIDA/33469

REVISIONS	DATE	DESCRIPTION

T4043.0001-EXIST

DATE2026.08.12

CONTRACT #T4043.0001

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TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

SEAL

Ben B. Hood
State of Florida, Professional Engineer,
License No. 69167

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SHEET TITLE

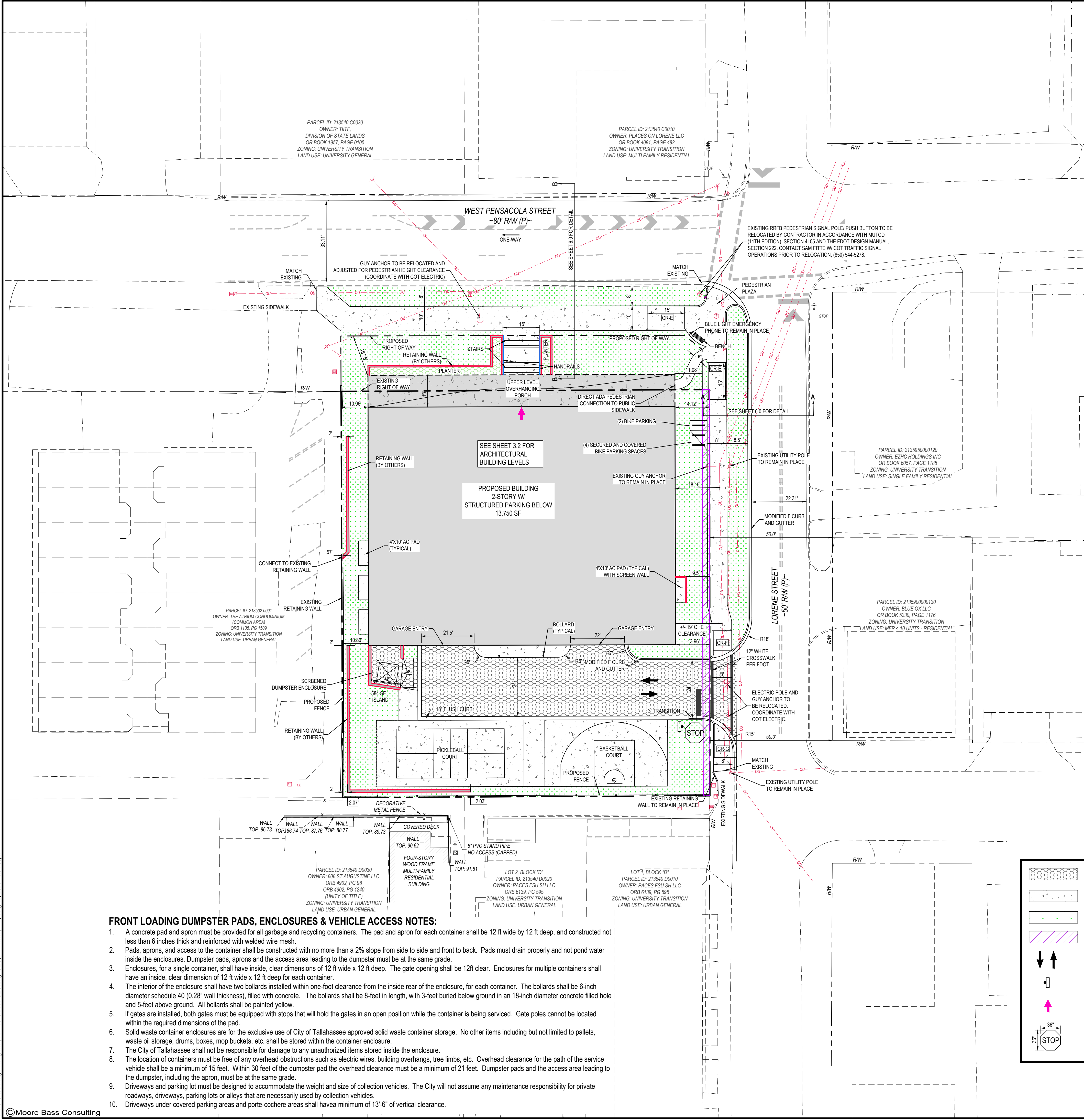
EXISTING CONDITIONS

SHEET

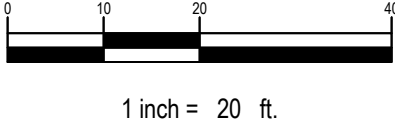
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GRAPHIC SCALE



NORTH

GENERAL NOTES:

- BEFORE APPLYING FOR BUILDING PERMIT, BUILDING PLANS MUST BE REVIEWED AND APPROVED BY THE CITY OF TALLAHASSEE ELECTRIC DEPARTMENT, SOLID WASTE DEPARTMENT, AND CROSS CONNECTION COORDINATOR.
- ALL TRAFFIC CONTROL DEVICES MUST BE INSTALLED IN ACCORDANCE WITH M.U.T.C.D., F.D.O.T., AND CITY OF TALLAHASSEE REQUIREMENTS. ALL PAVEMENT MARKINGS, SHALL BE THERMOPLASTIC PER CURRENT F.D.O.T. STANDARDS. ALL PAVEMENT MARKINGS SHALL BE WHITE, EXCEPT CENTERLINES AND PAINTED CURBS. DISABLED WHEEL CHAIR ACCESS AISLES SHALL BE COLORED BLUE, PER THE FLORIDA ACCESSIBILITY CODE AND OTHER RELATIVE STANDARDS (ADAAG, FDOT, ETC.)
- THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. NFPA 1, 18.2.3.1.1, (2010 EDITION OF THE FLORIDA FIRE PREVENTION CODE, 2009, EDITION).
- THE APPLICANT WILL NEED TO APPLY FOR, AND RECEIVE, A DEMOLITION PERMIT FOR ANY AND ALL EXISTING DEVELOPMENT PROPOSED FOR REMOVAL.
- THE APPLICANT WILL NEED TO APPLY FOR, AND RECEIVE, A BUILDING PERMIT FOR ANY AND ALL PROPOSED RETAINING WALLS EQUAL TO OR GREATER THAN 24" HEIGHT.
- APPROVAL OF TYPE B SITE PLAN APPLICATION DOES NOT CONSTITUTE APPROVAL OF THE LANDSCAPE PLAN. THE LANDSCAPE PLAN WILL BE REVIEWED FOR COMPLIANCE WITH CHAPTER 5 AT THE TIME OF ENVIRONMENTAL PERMIT APPLICATION REVIEW.
- ENVIRONMENTAL MANAGEMENT PERMIT, APPLICANT WILL BE REQUIRED TO PROVIDE A TREE TABLE THAT REPRESENTS THE PRESERVATION AND REMOVAL OF TREES ON THE DEVELOPMENT SITE. IN ADDITION, APPLICANT WILL BE REQUIRED
- STREETSCREEN SHALL BE PROVIDED FOR PARKING AREAS PURSUANT TO TLDC SEC. 10-281(f). THE FINAL DESIGN OF THE SCREEN WILL BE DETERMINED AT THE TIME OF ENVIRONMENTAL PERMITTING.
- THE ANTICIPATED DEVELOPMENT SCHEDULE IS TO COMPLETE CONSTRUCTION WITHIN ONE (1) YEAR.
- ALL DEVELOPMENT SHALL COMPLY WITH THE URBAN DESIGN CRITERIA OF SECTION 10-285 Table 10 D., TLDC.
- DEVELOPER SHALL REPAIR ANY DAMAGE TO THE RIGHT-OF-WAY CAUSED DURING CONSTRUCTION ACTIVITIES. PHOTOGRAPHICAL DOCUMENTATION OF PRE-DEVELOPMENT CONDITION SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- ALL SITE LIGHTING SHALL COMPLY WITH SECTION 10-427(a)(1)(a) OF THE TLDC.
- ALL STREET LIGHTINGS SHALL COMPLY WITH SECTION 10-282.2(c)(13)(d) OF THE TLDC, AND COORDINATED WITH CITY OF TALLAHASSEE ELECTRIC TO ENSURE CONSISTENCY WITH FUTURE STREETSCAPE IMPROVEMENTS AND THE FUTURE UNDERGROUNDING OF UTILITIES.
- IN ACCORDANCE WITH SECTION 10-284.2(A)(8) - TRANSPARENCY, ALL BUILDING ELEVATIONS ADJACENT TO PUBLIC RIGHT OF WAY OR PEDESTRIAN WAYS SHALL PROVIDE TRANSPARENCY AT EYE LEVEL - BETWEEN 3 AND 8 FEET ABOVE FINISHED GRADE - IN ACCORDANCE WITH THE FOLLOWING MINIMUM PERCENTAGES: NON-RESIDENTIAL - 60%, SIDE ELEVATIONS - 30%, RESIDENTIAL (SINGLE FAMILY DETACHED UNITS EXEMPT) - 30%, SIDE ELEVATIONS - 15%. IN ALL STRUCTURES, A MINIMUM OF 15% TRANSPARENCY SHALL BE PROVIDED ABOVE THE FIRST STORY OF FACADES ADJACENT TO THE PUBLIC RIGHT OF WAY. REFLECTIVE GLASS IS PROHIBITED.
- RETAINING WALLS 24 INCHES IN HEIGHT OR GREATER WILL REQUIRE A SEPARATE BUILDING PERMIT. BUILDING PERMIT APPLICATIONS AND RETAINING WALL DRAWINGS SHALL BE SUBMITTED TO THE BUILDING INSPECTION DECISION FOR A SEPARATE REVIEW.
- THE USE OF REFLECTIVE GLASS IS PROHIBITED.
- OUTDOOR SPACE, SUCH AS PORCHES, STOOPS, BALCONIES, AND TERRACES, SHALL BE DESIGNED AS USABLE SPACE, MEANING THE AREA SHALL BE A MINIMUM 6 FEET IN WIDTH AND DEPTH, PER SECTION 10-282.2(c)(9)(a)(9).
- THE DEVELOPER SHALL REPAIR ANY DAMAGE TO THE R.O.W. CAUSED DURING CONSTRUCTION, SUCH AS REPLACE ANY CURB AND GUTTER OTHER EXISTING INFRASTRUCTURE THAT IS DAMAGED DUE TO THE DEVELOPMENT CONSTRUCTION. WE RECOMMEND PHOTOGRAPHICALLY DOCUMENTING THE PRE-CONSTRUCTION CONDITIONS.
- ALL CONSTRUCTION WORK WITHIN THE CITY OF TALLAHASSEE RIGHT-OF-WAY (R.O.W.) REQUIRES A PUBLIC INFRASTRUCTURE RIGHT-OF-WAY MANAGEMENT PERMIT. CONTACT TYLER HARRISON AT (850) 891-8476 TO OBTAIN THE RIGHT-OF-WAY MANAGEMENT PERMIT PRIOR TO EMP PERMIT ISSUANCE.

SITE DATA

1	PROPERTY TAX ID #:	213540 D0200		
2	ZONING:	UT (University Transition District) MMTD-DO (DOWNTOWN OVERLAY)		
3	SITE AREA:	28,039 SF	0.64 AC	
4	BUILDING DATA:			
	TOTAL BUILDING FOOTPRINT	13,750 SF	0.32 AC	49.04%
	NUMBER OF DWELLING UNITS	9 UNITS*		
	NUMBER OF BEDS	36 BEDS		
	NUMBER OF STORIES	2 STORIES		
5	REQUIRED PARKING:	NA		
6	PARKING PROVIDED:			
	STANDARD GARAGE PARKING SPACES	23 SPACES		
	COMPACT GARAGE SPACES	9 SPACES		
	ADA GARAGE PARKING SPACES	2 SPACES		
	TOTAL PARKING SPACES:	34 SPACES		
7	REQUIRED BIKE PARKING (1 PER 2 UNITS):	5 SPACES		
8	BIKE PARKING PROVIDED:			
	STANDARD BIKE PARKING SPACES	2 SPACES		
	COVERED AND SECURED BIKE PARKING SPACES	4 SPACES		
	TOTAL PARKING SPACES:	6 SPACES		
9	INTERIOR LANDSCAPE ISLANDS:			
	REQUIRED (1 PER 4000 SF VUA)	1 ISLANDS		
	PROVIDED	1 ISLANDS		
10	PRE-DEVELOPMENT IMPERVIOUS AREA:	1,063 SF	0.02 AC	3.79%
11	POST DEVELOPMENT IMPERVIOUS AREAS:			
	BUILDINGS (FOOTPRINT)	13,750 SF	0.32 AC	49.04%
	VEHICULAR USE AREA (VUA)	3,266 SF	0.07 AC	11.65%
	MISC CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	4,642 SF	0.11 AC	16.56%
	TOTAL POST DEVELOPMENT IMPERVIOUS AREAS:	21,658 SF	0.50 AC	77.24%
12	POST DEVELOPMENT LANDSCAPE/GREEN AREAS:	6,381 SF	0.15 AC	22.76%
13	ALLOWED DENSITY:	150.0 UNITS/AC		
14	THE CALCULATED DENSITY FOR THE PROJECT:	14.0 UNITS/AC		
15	BUILDING SETBACKS			
	PENSACOLA STREET: 0-15' MAX.			
	LORENE STREET: 0-15' MAX.			
	INTERIOR SIDE: 5' MIN.			
	REAR: 5' MIN.			

LEGEND

	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED GREEN AREA
	PROPOSED SIDEWALK EASEMENT
	PROPOSED VEHICULAR CIRCULATION
	PROPOSED SIGN
	ACCESSIBLE BUILDING ENTRY
	STOP SIGN (R1-1) AND 24" WHITE THERMOPLASTIC STOP BAR PER MUTCD

FRONT LOADING DUMPSTER PADS, ENCLOSURES & VEHICLE ACCESS NOTES:

- A concrete pad and apron must be provided for all garbage and recycling containers. The pad and apron for each container shall be 12 ft wide by 12 ft deep, and constructed not less than 6 inches thick and reinforced with welded wire mesh.
- Pads, aprons, and access to the container shall be constructed with no more than a 2% slope from side to side and front to back. Pads must drain properly and not pond water inside the enclosures. Dumpster pads, aprons and the access area leading to the dumpster must be at the same grade.
- Enclosures, for a single container, shall have inside, clear dimensions of 12 ft wide x 12 ft deep. The gate opening shall be 12ft clear. Enclosures for multiple containers shall have an inside, clear dimension of 12 ft wide x 12 ft deep for each container.
- The interior of the enclosure shall have two bollards installed within one-foot clearance from the inside rear of the enclosure, for each container. The bollards shall be 6-inch diameter schedule 40 (0.28" wall thickness), filled with concrete. The bollards shall be 8-feet in length, with 3-feet buried below ground in an 18-inch diameter concrete filled hole and 5-feet above ground. All bollards shall be painted yellow.
- If gates are installed, both gates must be equipped with stops that will hold the gates in an open position while the container is being serviced. Gate poles cannot be located within the required dimensions of the pad.
- Solid waste container enclosures are for the exclusive use of City of Tallahassee approved solid waste container storage. No other items including but not limited to pallets, waste oil storage, drums, boxes, mop buckets, etc. shall be stored within the container enclosure.
- The City of Tallahassee shall not be responsible for damage to any unauthorized items stored inside the enclosure.
- The location of containers must be free of any overhead obstructions such as electric wires, building overhangs, tree limbs, etc. Overhead clearance for the path of the service vehicle shall be a minimum of 15 feet. Within 30 feet of the dumpster pad the overhead clearance must be a minimum of 21 feet. Dumpster pads and the access area leading to the dumpster, including the apron, must be at the same grade.
- Driveways and parking lot must be designed to accommodate the weight and size of collection vehicles. The City will not assume any maintenance responsibility for private roadways, driveways, parking lots or alleys that are necessarily used by collection vehicles.
- Driveways under covered parking areas and porte-cochere areas shall have a minimum of 13'-6" of vertical clearance.

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TALLAHASSEE • ATLANTA

805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME

SIGMA CHI FRATERNITY

CLIENT NAME

RICK HARPENEAU
19030 SE COUNTY LINE ROAD
TEQUESTA/FLORIDA/33469

REVISIONS

T4043.0001-GE0

DATE2026.08.12

CONTRACT #T4043.0001

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CERTIFICATE OF AUTHORIZATION NO. 00006108

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Ben B. Hood
State of Florida, Professional Engineer,
License No. 69167

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SHEET TITLE

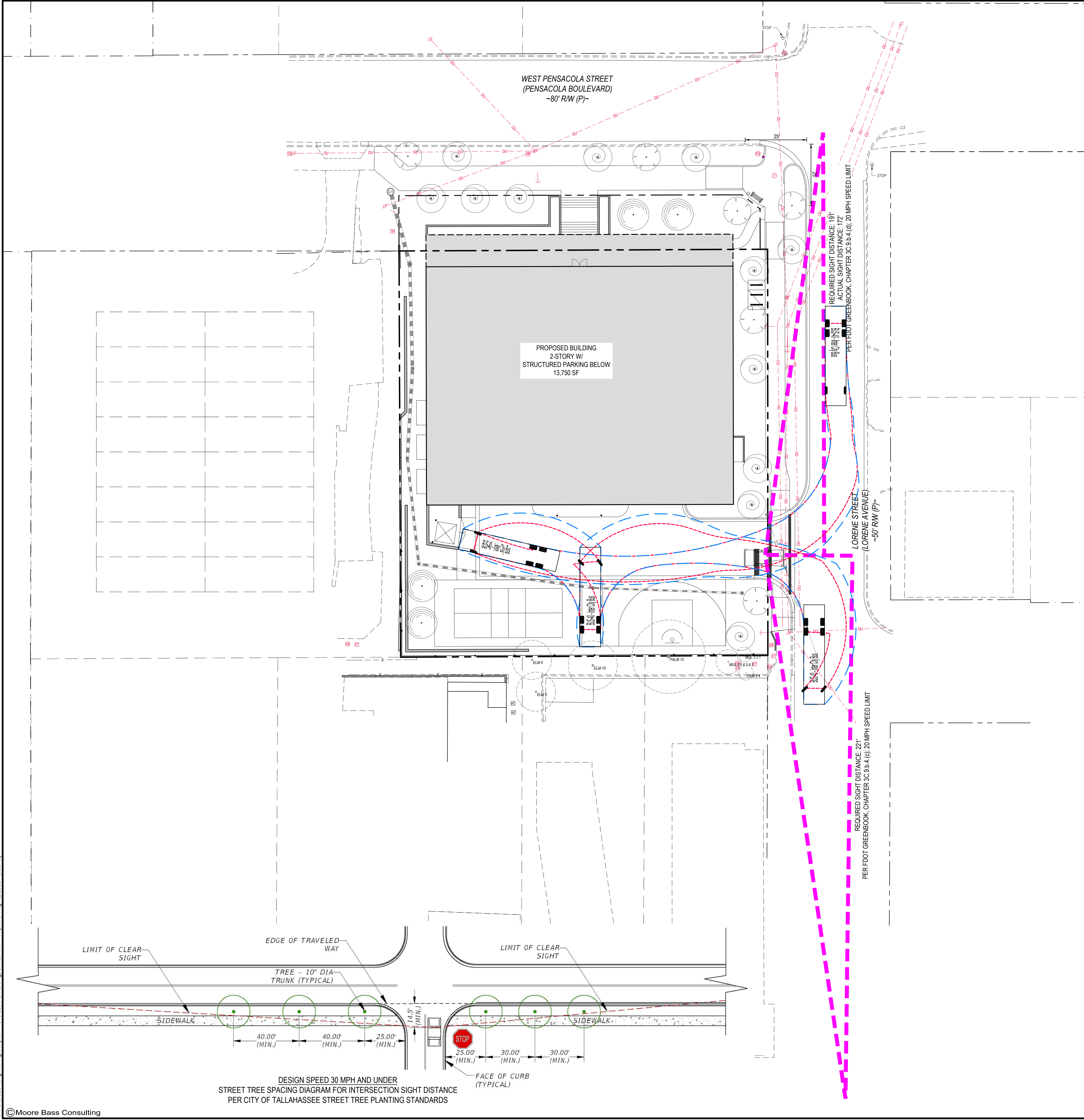
GEOMETRY PLAN

SHEET

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GRAPHIC SCALE

1 inch = 20 ft.

NORTH



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CLIENT NAME
RICK HARPENEAU
19030 SE COUNTY LINE ROAD
TEQUESTA/FLORIDA/33469

REVISIONS

NO.	DESCRIPTION	DATE

T4043.0001-CIRC

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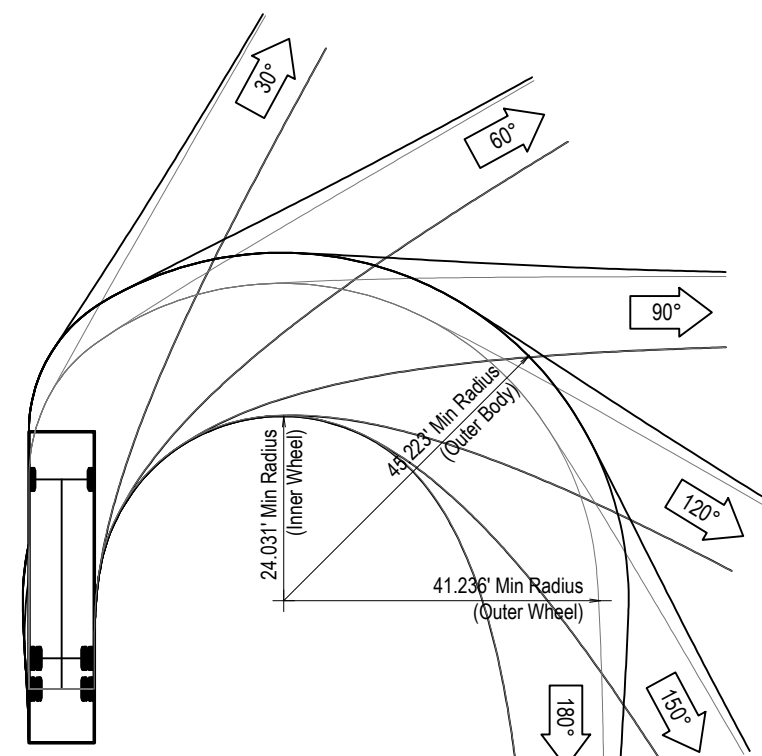
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FOR CONSTRUCTION

SHEET TITLE

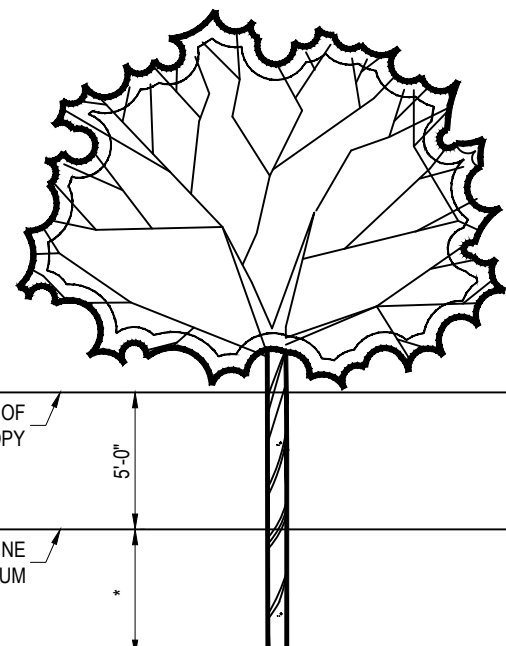
SIGHT DISTANCE AND
CIRCULATION PLAN

SHEET

3.1



BUS-40 - Inter City Bus
Overall Length: 40.500'
Overall Width: 8.500'
Overall Body Height: 12.000'
Min Body Ground Clearance: 1.158'
Track Width: 8.500'
Lock-to-lock time: 5.00s
Max Steering Angle (Virtual): 41.90°



- * SINCE OBSERVATIONS ARE MADE IN BOTH DIRECTIONS, THE LINE OF SIGHT DATUM BETWEEN ROADWAYS IS 3.5' ABOVE BOTH PAVEMENTS.
- THE HORIZONTAL LIMITS OF THE WINDOW ARE DEFINED BY CLEAR SIGHT TRIANGLES. WITHIN THE LIMITS OF CLEAR SIGHT TRIANGLES, THE FOLLOWING RESTRICTIONS APPLY:
 - CANOPY OF TREES AND TRUNKED PLANS MUST BE AT LEAST 5' ABOVE THE SIGHT LINE DATUM.
 - THE TOP OF THE GROUND COVER PLANTS MUST BE AT LEAST 1.5' BELOW THE SIGHT LINE DATUM.

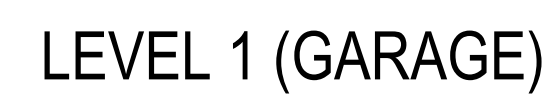
CLEAR SIGHT WINDOW DIAGRAM

EXHIBIT C, CITY OF TALLAHASSEE STREET TREE PLANTING STANDARDS, JULY 2020

NOT TO SCALE

LEGEND

	VEHICLE BODY
	VEHICLE WHEEL PATH

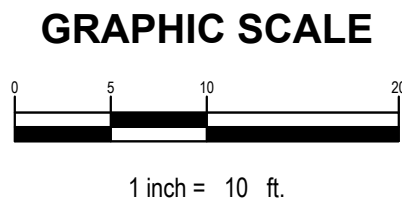
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LEVEL 2





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SIGMA CHI FRATERNITY

RICK HARPENEAU
9030 SE COUNTY LINE ROAD
TEQUESTA/FLORIDA/33469

PROJECT NAME

CLIENT NAME

[illegible]

T4043.0001-GRAD

DATE 2026.08.12

CONTRACT # T4043.0001

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License No. 69167

PRELIMINARY, NOT
FOR CONSTRUCTION

SHEET TITLE

GRADING PLAN

SHEET
40

4.0



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PROJECT NAME

CLIENT NAME

REVISIONS

T4043.0001-GRAD

DATE 2026.08.12

CONTRACT # T4043.0001

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TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

SEAL

Ben B. Hood
State of Florida, Professional Engineer,
License No. 69167

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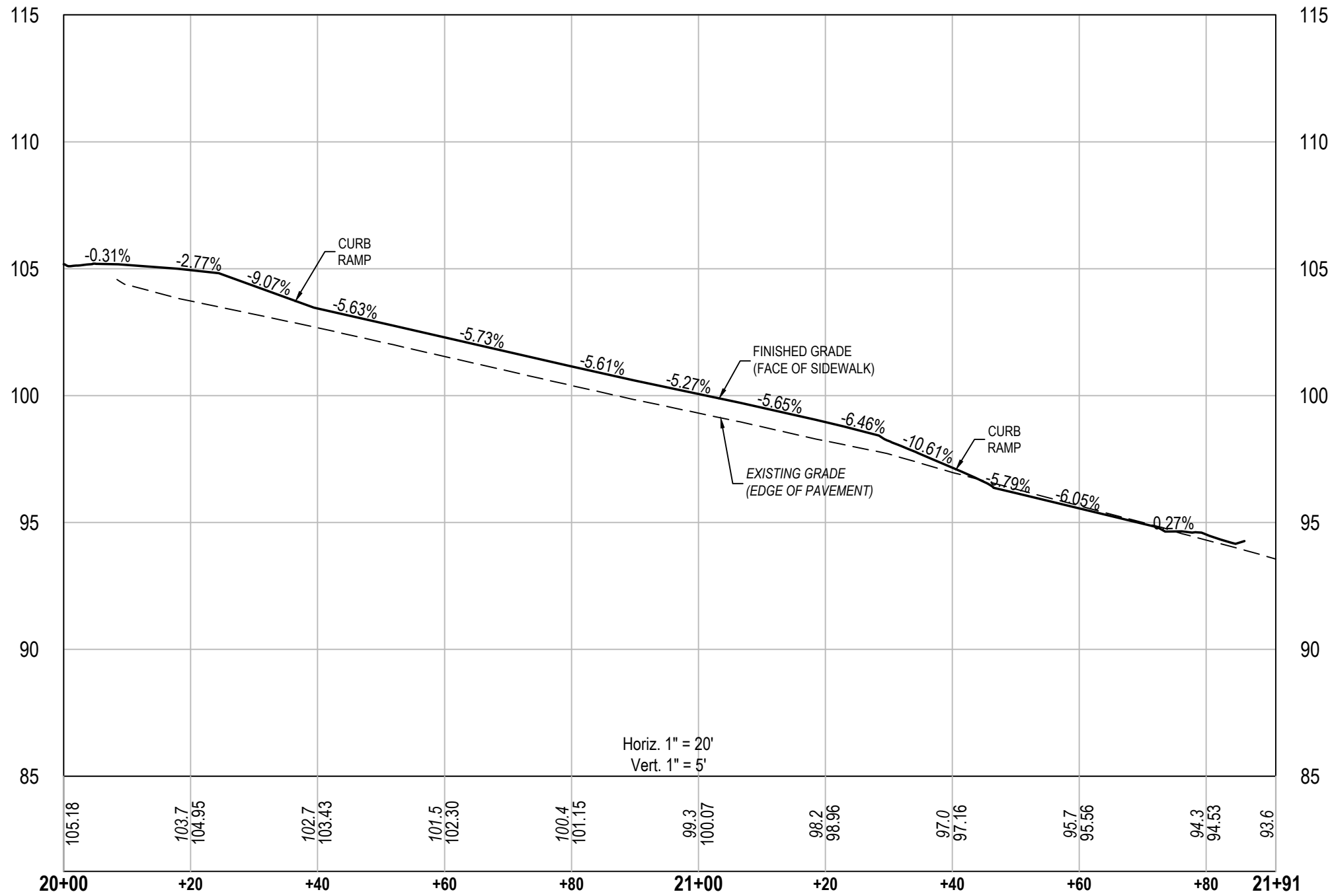
SHEET TITLE

SIDEWALK AND
DRIVEWAY PROFILES

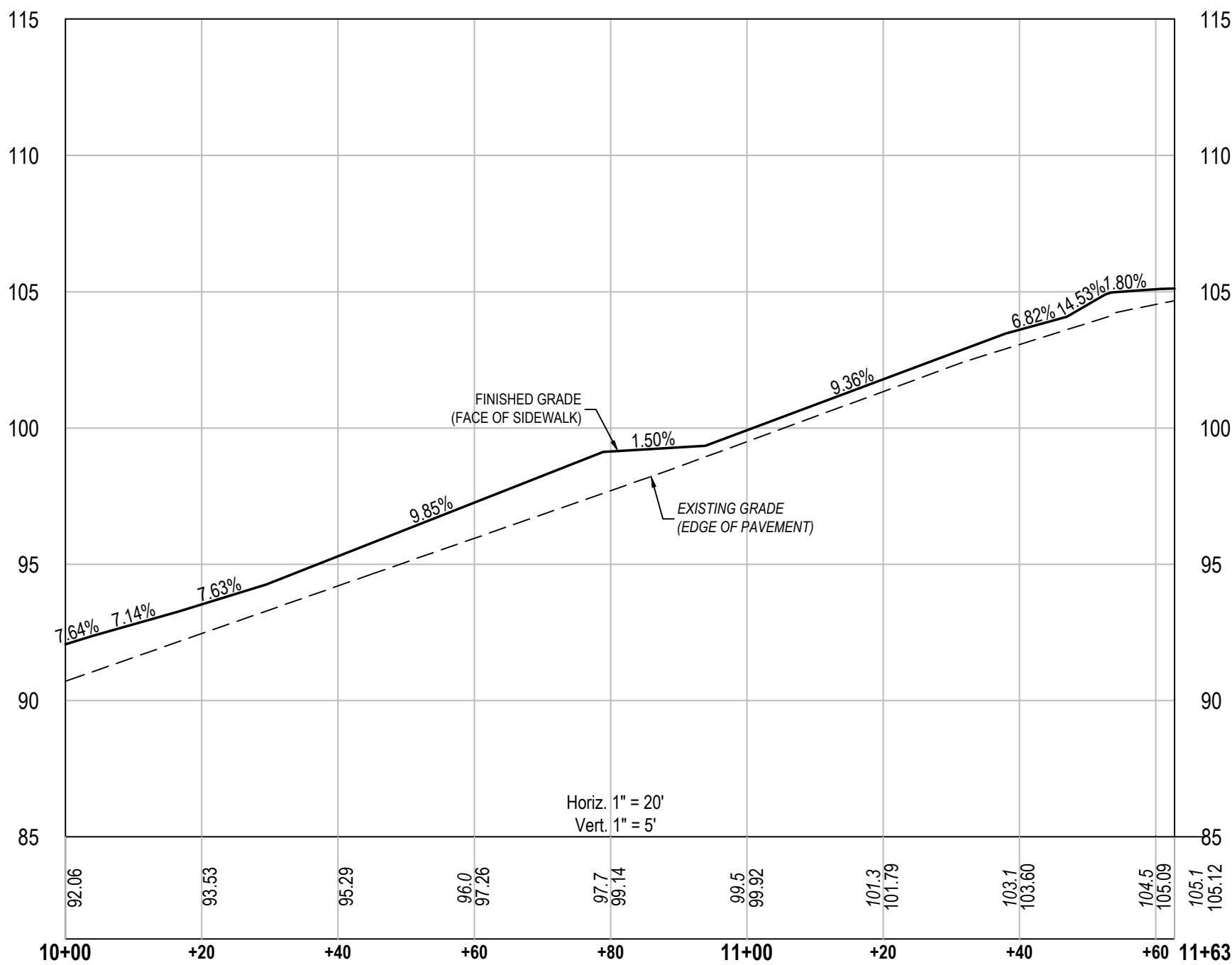
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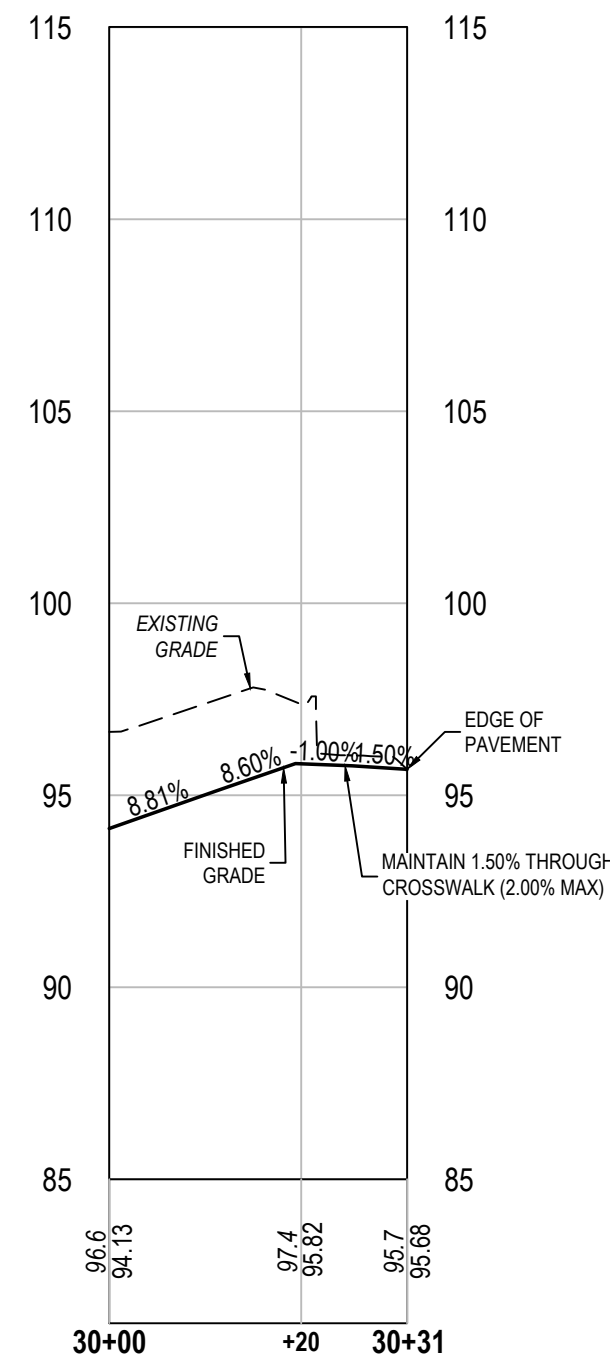
LORENE ST - FACE OF SIDEWALK Profile



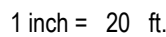
W. PENSACOLA ST - FACE OF SIDEWALK Profile



DRIVEWAY Profile



NOTE:
ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID 12A)



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SIGMA CHI FRATERNITY

CLIENT NAME

19030 SE COUNTY LINE ROAD
TEQUESTA/FLORIDA/33469

PROJECT NAME

REVISIONS

T4043.0001-UTIL

DATE 2026.08.12

CONTRACT # T4043.0001

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SHEET TITLE

CONCEPTUAL PLAN

SHEET

5.0

- ## UTILITY NOTES:
- 1 inch = 20 ft.
1. CONTRACTOR TO INSTALL FIBERGLASS COVERS PER COT SPECS. ON ALL BACKFLOW PREVENTORS, WHICH ARE LOCATED OUTSIDE.
 2. MAINTAIN 3' MIN. COVER ON ALL WATER LINES.
 3. SEE ARCHITECTURAL PLANS FOR CONTINUATION OF WATER AND SEWER SERVICE INTO BUILDING.
 4. ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE PER CITY OF TALLAHASSEE TECHNICAL SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, LATEST EDITION.
 5. ALL WATER METERS SHALL BE PLACED IN GREEN SPACES.
 6. NO LANDSCAPING MATERIAL OTHER THAN SOIL AND MULCH SHALL BE PLACED WITHIN 2' OF WATER METERS.
 7. MANIFOLDS TO BE LOCATED A MINIMUM OF 13" BELOW FINISH GRADE.
 8. ALL MATERIAL FOR METER MANIFOLDS MUST BE MADE IN THE U.S.A. (DOMESTIC) NO SUBSTITUTIONS.
 9. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER IS EIGHTEEN INCHES (18').
 10. DOMESTIC SERVICE LINES WILL BE EQUIPPED WITH A RPZ BOP.
 11. FIRE PROTECTION SERVICE LINES WILL BE EQUIPPED WITH A DDC BFP
 12. THIS BUILDING SHALL BE CONSTRUCTED WITH AN AUTOMATIC SPRINKLER SYSTEM FOR FIRE SUPPRESSION UNLESS CALCULATIONS PROVIDED BY FIRE PROTECTION ENGINEER DURING THE BUILDING PERMIT REVIEW DEMONSTRATE THAT AN AUTOMATIC FIRE SPRINKLER SYSTEM IS NOT NEEDED TO PROVIDE FIRE PROTECTION.
 13. MAXIMUM CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, POST INDICATOR VALVES AND DOUBLE DETECTOR CHECK VALVE ASSEMBLIES SHALL BE PROVIDED AT ALL TIMES.
 14. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES.
 15. THE OWNER/DEVELOPER NEEDS TO REQUEST RELOCATION AND/OR REMOVAL (AS APPLICABLE) OF ANY EXISTING CITY ELECTRIC UTILITY FACILITIES ON THE SITE PRIOR TO COMMENCING CONSTRUCTION. ANY RELOCATION COST OF EXISTING ELECTRIC FACILITIES THAT MUST REMAIN WILL BE BORNE BY THE OWNER/DEVELOPER.
 16. NO TALL GROWING TREES ARE ALLOWED WITHIN THIRTY FEET OF AN EXISTING OVERHEAD POWER LINE.
 17. CONTRACTOR SHALL INSTALL WATER METER AND BACKFLOW DEVICE 5 FEET APART.
 18. ALL SANITARY SEWER CLEANOUT TOP COVERS SHALL BE CAST IRON MARKED "S" BY US FOUNT (USF7610) OR APPROVED EQUIV.
 19. HYDRANT LATERALS SHALL BE RESTRAINED DUCTILE IRON FROM MAIN TO HYDRANT PER COT SPECIFICATIONS.
 20. A SEPARATE PLUMBING PERMIT IS REQUIRED FOR NEW WATER/SEWER SERVICES.
 21. A SEPARATE FIRE PERMIT IS REQUIRED FOR NEW FIRE SERVICE LINES.

FIRE DEPARTMENT NOTES:

1. DEPTH OF FIRE MAIN PIPING TO TOP OF PIPE:
36" MINIMUM UNDER DRIVING SURFACES.
30" MINIMUM UNDER NON-DRIVING SURFACES.
2. FIRE MAIN PIPING SHALL NOT BE COVERED UNTIL INSPECTED BY THE TALLAHASSEE FIRE DEPARTMENT.
3. FIRE HYDRANTS SHALL BE A MINIMUM OF 24" ABOVE GRADE MEASURED TO THE STEAMER NOZZLE.
4. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
5. HYDRANT FLOW TEST IS REQUIRED TO BE WITNESSED BY THE TALLAHASSEE FIRE DEPARTMENT.
6. A MINIMUM OF 36 IN. OF CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND IF FIRE PROTECTION SYSTEM CONTROL VALVES IN COMPLIANCE W/ NFPA 1, 18.2.2.2, EIGHTH EDITION.
7. A CLEAR SPACE OF NO LESS THAN 60 IN. (5'24 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 IN. (64 MM) NFPA 1, 18.2.2.2, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE, NFPA 24: STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 2016 EDITION).
8. IF UNSUPERVISED AND ISOLATED ABOVE GROUND FLUID STORAGE TANKS ARE TO BE LOCATED ON THE PROPERTY PRIOR TO OR DURING CONSTRUCTION CITY OF TALLAHASSEE FIRE DEPARTMENT PLANS REVIEW STAFF MUST BE CONTRACTED PRIOR TO TANK INSTALLATION (NFPA 1, 66.217.2.1 AND 66.217.2.2, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE).
9. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING PARKING OF VEHICLES, NFPA 1, 18.2.4.11, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE.
10. ALL GATES AT VEHICULAR ENTRANCES SHALL BE ACCESSIBLE TO THE FIRE DEPT. IN COMPLIANCE W/ NFPA 1, 18.2.2.2, EIGHTH EDITION.
11. ALL FIRE SERVICE PIPING SHALL MET NFPA 13R CODE.

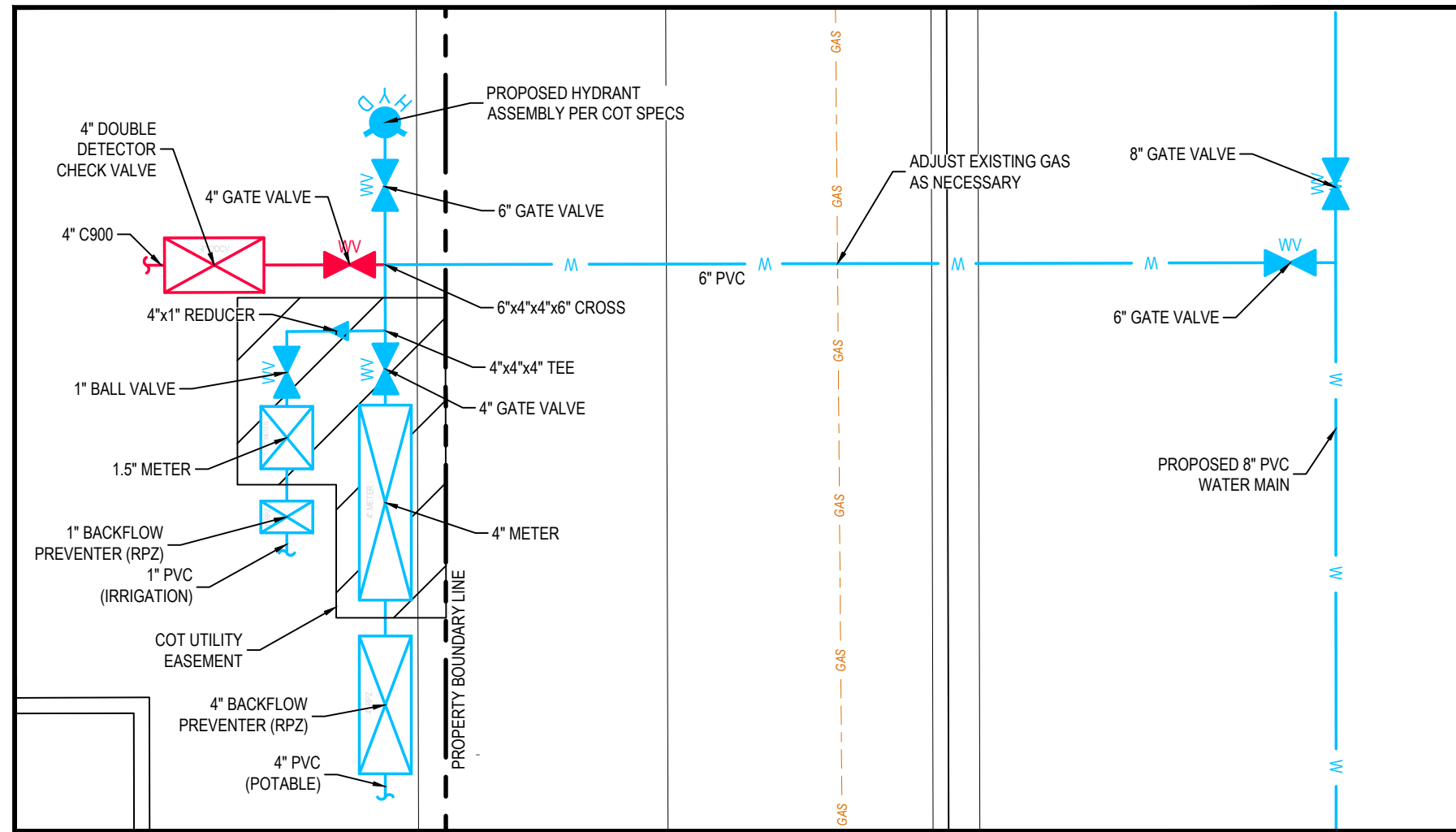
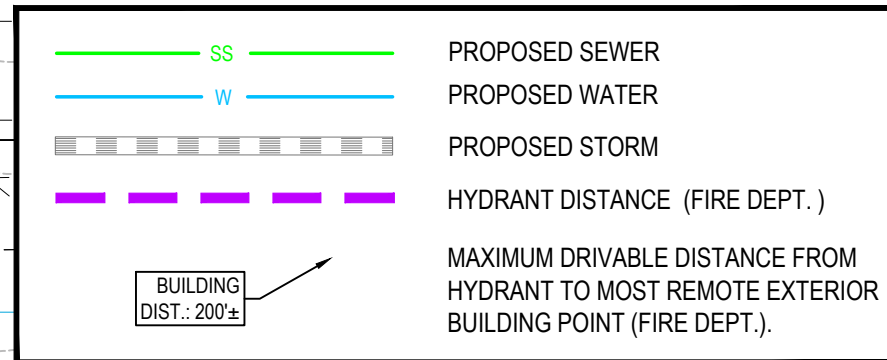
OVERHEAD AND BURIED ELECTRIC NOTE:

1. CONTRACTOR SHALL COORDINATE ALL TEMPORARY AND PERMANENT UTILITY POLES AND ELECTRIC LINE RELOCATION WITH THE CITY OF TALLAHASSEE UTILITY DEPARTMENT.
2. GUY WIRES OF EXISTING POWER POLES TO REMAIN MAY BE RELOCATED AS NEEDED UPON APPROVAL OF THE CITY OF TALLAHASSEE UTILITY DEPARTMENT.
3. THIS PLAN REFLECTS MODIFICATION TO EXISTING POWER POLE AND ELECTRIC LINES PER PLANS AS PROVIDED BY THE CITY OF TALLAHASSEE UTILITY DEPARTMENT.

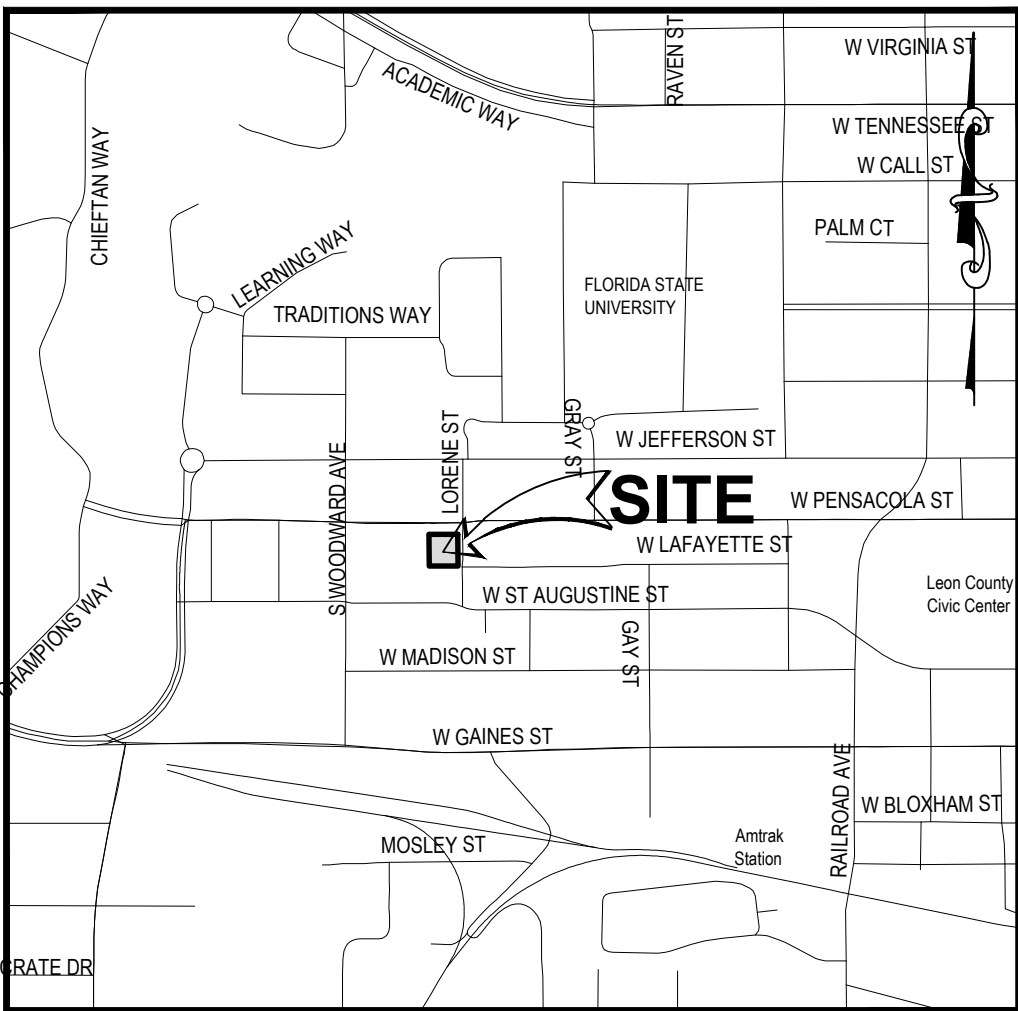
LANDSCAPE NOTE:

WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED BETWEEN THE UTILITY AND THE ROOTBALL OF THE TREE. ROOT BARRIERS SHALL BE DEEP ROOT UB24-2, ROOT SOLUTION RS-24, BIOBARRIER ROOT CONTROL SYSTEM OR APPROVED EQUAL. ALL ROOT BARRIERS SHALL BE INSTALLED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES AND IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND CITY OF TALLAHASSEE STANDARDS.

LEGEND



WATER SERVICE DETAIL
SCALE: 1" = 5'



LOCATION MAP
SCALE: 1" = 1000'



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T4043.0001-DETAILS

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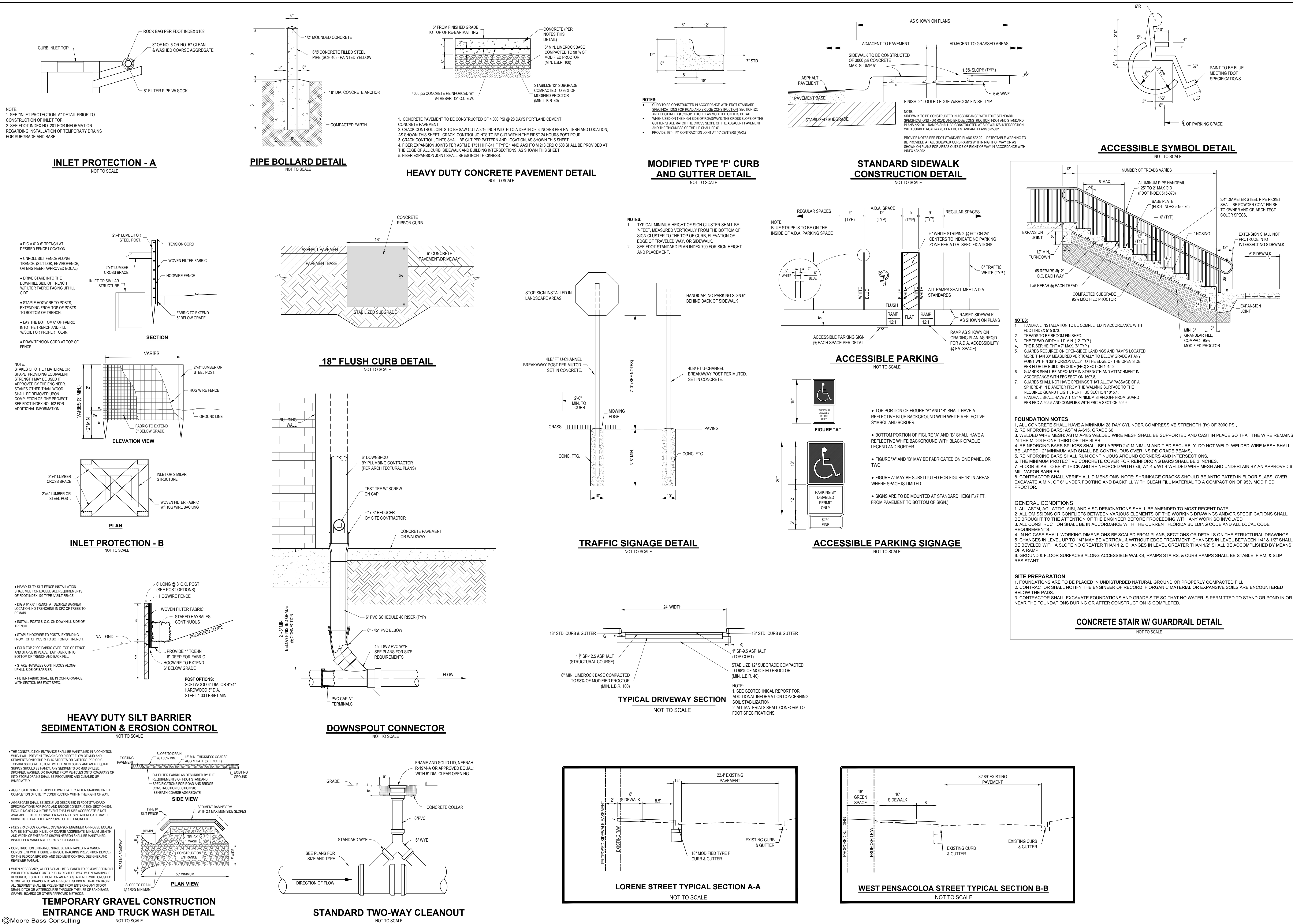
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DETAILS

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